

LONELINESS IN MIDST OF 5,000,000 PEOPLE

A young man leaped out of a high window in New York and was killed, his body striking the sidewalk in the midst of a throng of shoppers.

The coroner decided he had committed suicide because of loneliness.

In a city of 5,000,000 people a man earning a comfortable living at a good profession ended his life because of lack of human companionship.

What is the cure for loneliness?

Rather say, where is the cure? For to that question there is an answer.

The cure is within, not without.

The most lonely lives are lived in the most crowded centers. To be among people, and not to be of them gives the most dreadful sense of solitude.

Now does he who by persistent effort wins the acquaintances of many persons solve his problem. Each of these has his own interests. There may be not one to turn to in a lonely hour.

No human relationship suffices. Parents, husbands and wives die; children go away. No human tie exists today that may not be severed tomorrow.

Only that man, or that woman, masters loneliness who develops the inner resources of mind and character that give serenity and poise to every varying vicissitude of human experience.

Everywhere in the world there are books. In every great city there is art and music. The companionship of lofty minds and poetic souls of ages past and present, is at hand.

The man who avails himself of

these resources for much of his income, and for the remainder, looking unmoved at the human swarms who pass him by unheeding, says to himself: "My content, my harmony is dependent on none of these; I possess it in myself"—that man is seldom troubled by loneliness, for he has learned to forget that there is such a thing.

And to such calm and untroubled presence friends come—they do not need to be sought after; they find their way, drawn by the unfailing attraction of self-reliance and serenity.—Wichita Beacon.

FEEDING OF DECAYED SILAGE IS DANGEROUS

Avoid feeding decayed or moldy silage to live stock.

In some instances the feeding of such silage has caused the death of horses and severe cases of scouring in cattle.

In most cases the method of filling the silo has had much to do with the spoiling of the silage; hence, little can now be done to prevent the damage to the feed.

Experienced feeders of silage throughout the state are urging their neighbors to avoid feeding moldy or decayed silage to any class of live stock.

Where without the presence of mold the silage is in an abnormally heated condition the adding of water may help to check decomposition. Farmers experiencing any difficulty in the feeding of silage to their stock are invited to communicate with the officers of the experiment station, Madison, Wis., where special consideration has been given to the feeding of silage to live stock.

IN THE HALLS OF HIS ANCESTORS.

(Courtesy Photo to Jim T. McManus.)



For the Best Foundry Work

The Crowthers & Rogers Manufacturing Co. is the oldest enterprise of its kind in the city of St. Joseph. This plant on the corner of 8th and Messaline streets, has been in operation for more than 50 years. They handle and manufacture all kinds of structural steel and castings. They solicit the patronage of all who may need work in their line.

VACCINATION SAVED MANY MINNESOTA HOGS

Of all the cases reported out of 6,500 all but one per cent of the hogs treated with serum have gone down, the hog experts authorities stated, according to H. F. Hawkins, in charge of the serum plant and extension investigation work of the department of agriculture at the University of Minnesota.

This record is somewhat better than that reported by the United States office of the state veterinarian of Ohio, where the reduction of the infection in infected herds from 85 to 82 per cent was reported, and 81 per cent of the pigs were saved.

Dr. Fischer, 49-year-old licensed veterinarian and licensed automobile dealers, will be pleased to note that despite the war and rather depressed business conditions during the early part of 1914, the Maxwell Motor Company, the largest Detroit motor car manufacturer connected with the most successful year in its history.

The difference is made, a rather modest, however, in the number of pigs still left to be treated by our nation's veterinarian than the "Tuberculosis man" who could administer serum injections to save hogs that were very sick.

Insulation is not alone sufficient and does not remove the necessity for sanitary and other provisions. For example, house areas. This treatment should be fed for a few days on the

average to her hogs, where she has not seen a 2-year-old boar. Mrs. Mary E. Johnson, wife of George E. Johnson, found the checks held in balance.

THE 50-YEAR FARM LEASE.

A suggestive idea is put forward by the Des Moines Register and Leader in view of what it thinks the approaching end of the era of rising land values in the Mississippi valley. The western farmer has been part farmer, part land speculator. The majority of farmers will testify undoubtedly that the far greater part of the profit they have made in a course of 20 or 30 years in farming has come to them not from the price of their products, but from the enhancement of the land they purchased at a comparatively low figure. Back the Register and Leader:

"But there will be an end to profitable land speculation in the Mississippi valley, and we are near that end to make it worth while to ask whether the stock raiser or grain farmer can afford to let his capital up in land he cultivates, when he can have the use of the same land on long time and under favorable conditions on the basis of 3 per cent."

While this question is of more immediate interest to Iowa than to Kansas, it is worth thinking about. Illinois lands are undoubtedly and Iowa lands probably rapidly approaching their maximum prices. On many Illinois farms it is hard standing for the owner to make the land pay a fair rate of profit on the high price of the land. The time will come when a similar condition will prevail in the entire Mississippi valley.

The suggestion the Register and Leader puts forward is an extension of the popular 30-year or 50-year lease to farm lands. Such is the popularity of this form of lease that in large cities actual purchases of title to fee for industrial purposes is growing rare, capitalists preferring to keep their capital for working business, since long real estate leases can be purchased on a basis of 1 or 2 per cent, while working capital is everywhere worth 4 per cent. The Register and Leader says of Iowa lands:

"What is the situation with regard to farm lands? They may be leased in any county in Iowa, and in any number of acres on a basis of 3 per cent. We are informed that in Europe the most desirable farm lands may be leased for long terms of years on a basis of even 2 per cent. Let us suppose our farmer to have a working capital of \$25,000. On what theory should he buy land, when his working capital can be used to so much better advantage in the promotion of his business?"

Better machinery, permanent improvements of a higher class and larger returns can be expected where the farmer leases the land, than when his working capital is restricted by large investment in the land itself.—Topeka Capital.

Wheat! Corn! Alfalfa!

Prices on the Increase

LAND! LAND! LAND!

What a golden opportunity lies just ahead for the landowner, for the producer of small grain and dairy products. Never before has the landowner had such a bright outlook for prosperity. Get more land, get it while it is cheap. The day of cheap corn, hay and pasture land is swiftly passing. Come in and see us. Our best farms in this country contains the best that can be had at the prices asked.

Alfalfa Lands

Land capable of netting the owner (even in a dry season such as the last two years) from \$35 to \$45 per acre, can be purchased from this company within easy hauling distance of shipping point at prices ranging from \$35 to \$45 per acre.

Alfalfa Land Offerings

150 acres located 3½ miles from city limits, part of this tract now ready for cultivation, the best soil, all rich Missouri river bottom land, at the ridiculously low price of \$35 per acre. Will sell in 50-acre lots and arrange to carry two-thirds of the purchase price for 3 years at 4 per cent.

60 acres located in Elwood bottoms, with 10 or 12 acres now sowed to alfalfa. All tillable land. Price \$150 per acre. Owner will consider exchange for city property, up to \$4,000 value, medium to large farm located 3½ miles from city limits, all tillable, good soil, good drainage, well improved, all alfalfa.

150 acres located 1 mile east of Forest City, Mo. All under cultivation except 8 acres in pasture. Good improvements. Large alfalfa shed, new 5-room house, crib for 1,000 bushels of corn, 12 acres of alfalfa produced up to this point. Price only \$150 per acre. Owner will trade for larger well improved farm.

Stock and Grain Farms

Upland farms suitable for general farming purposes. Nowhere on earth can you find better farming land at the prices asked than right here in Northwest Missouri and Eastern Kansas.

140 acres, neatly improved, located 2 miles from St. Joseph, nearly all tillable land, but no better stock and dairy farm than this piece of land can be found in the entire state. Price to a quick buyer very reasonable.

135 acres located in Ringgold county, Ia. Well improved, all tillable.

Price only \$175 per acre.

300 acres located about 8 to 10 miles from Mount Ayr, Ia. All tillable except 35 acres in pasture. Well improved. Think of it for \$85 per acre.

40 acres little farm at the low price of \$150 per acre.

120 acres, well improved, located 1½ miles from Platte City, Mo. A lively station on the Kansas City interurban and C. G. W. railroad. Where can you find a better investment, close to good markets, school and churches for the price of \$125 per acre? Terms to suit the purchaser.

118 acres, 1½ miles from Paxton, Mo. We can offer you a fairly well improved farm, nearly all tillable, at the price of \$125 per acre.

135 acres, well improved, with almost new 5-room houses, barns, cribs and other outbuildings. Located on what is almost a hillside, on paved highway, good corn and wheat land out of doors. This is high Platte river bottoms land which ought to sell for \$150 per acre. Our price, if taken at once, only \$140 per acre. We will sell 110 or 40 acres separately and make prices accordingly.

160 acres located south of DeKalb, Ia. miles, nearly all in cultivation and now leased for \$1,500 per year to good tenant. Well improved, large 2-story tobacco barn, new 8-room house, besides other buildings in good repair. Cheap, very cheap, \$100 per acre.

120 acres, well improved, laying partly improved, located on Sparta-Faucett road, which is also known in time to be macadamized. Would make ideal place to put into 10 to 40-acre tracts, being only 1 mile from the Kansas City interurban line. Price this week \$150 per acre.

65 acres located 1 mile from end of Rochester road, which is a paved road.

Fair improvements only. All of this land is tillable except 4 or 5 acres in pasture. Think of it, only \$100 per acre, and arrange loan of \$1,000 at 4 per cent, no commission, as long as needed.

110 acres, Platte River bottom. No improvements, all fair corn land. Price \$100 per acre. Will arrange loan of \$1,000 at 4 per cent, no commission. Owner will consider clear city property for equity.

45 acres located 2½ miles of DeKalb, Mo. neatly improved. Price for a quick sale, only \$125 per acre.

30 acres, improved, with 6-room house, barn, 3x40, 2 wells, etc. Will sell 10 acres, 15 acres, 20 acres, etc. Price only \$125 per acre. Will sell 10 acres, 20 acres, 30 acres, etc. at same price.

35 acres, near Paxton, Mo. 3-room house, small barn, tillable land except 10 to 12 acres now in pasture. Price \$14,000. Will arrange loan of \$1,500, 3 years at 4 per cent.

180 acres located 2½ miles from Forbes, about 180 acres in cultivation, 10 acres open timber, 60 acres timber, balance corn. Land lays mostly rolling, but no rough, rocky land. Economy house, asbestos gas, water, sinks, house, wood house with basement, ice room, ice house, hen house, splendid orchard, all kinds of fruit. Price \$100 per acre. Land has 16 head of hogs, 100 head of cattle, and 100 hens. Good corn and grain raised in barn, barns, large corn crib, 14x30, windmill supplies, two tanks, large shed for sheep, cattle shed, granary, implement shed and stock scales under one roof, very conveniently located. 2 never failing springs, large fish pond, supplies tank and ice house. No better improved farm in DeKalb county, and none better for stock, grain or alfalfa. Price, \$15 per acre.

Miscellaneous Farms

We have not the space to give you a detailed description of all our farms, but we will mention the following. We will gladly send you complete descriptions on request.

100 acres, Improved, near Nodaway, Mo. \$150.

284 acres, Improved, near St. Joseph, Mo. \$150.

211 acres, Improved, near Homestead, Mo. \$150.

88 acres, Improved, near Decatur, Mo. \$150.

55 acres, Improved, near Franklin, Mo. \$125.

112 acres, Improved, near Marionville, Mo. \$125.

120 acres, Improved, near Mayfield, Mo. \$125.

280 acres, Improved, near Mayfield, Mo. \$125.

120 acres, Improved, near Paul, Mo. \$125.

212 acres, Improved, near Helen, Mo. \$125.

240 acres, Improved, near Alton, Mo. \$125.

200 acres, Improved, near King City, Mo. \$125.

Eastern Kansas

160 acres located 5 miles northwest of Atchison, Kan. 45 acres wheat, 45 acres corn, 1 acre alfalfa, 5 acres clover. Fine water supply. Improved with good kitchen house, barn, and other outbuildings. Price \$15,000. Owner will trade for smaller farm, about 4 miles from Fairview. A fine farm, neatly improved, all tillable except 10 acres pasture. Only \$100 per acre.

140 acres, Chase county, Kan. 2 miles northeast of Staffordville, 18 miles west of Emporia. 15 acres in alfalfa, rest in cultivation and meadow. Fine 2-story, 7-room house, large barn, 4x40, room for 12 head horses, with crib and workshop, pottery house, 14x40, about 40 bushels of hog feed, and windmill, scales, detached shanty, all fine.

160 acres, located 1½ miles northwest of Winfield, Kan. Good 2-room house, barn, 2x40, double crib, 45x80 bushels corn, good well and windmill. Price \$10,000. Owner will trade for smaller farm in Missouri church. Can arrange to carry any difference.

200 acres, located 2½ miles northwest of Norton, Kan. Good 8-room house, barn, 2x40, double crib, 45x80 bushels corn, good well and windmill. 120 acres in cultivation, 35 acres alfalfa, balance pasture. Price \$95 per acre.

140 acres, ¾ miles northwest of Winfield, Kan. Fine improvements. Land lies smooth. Price \$14,000.

220 acres, 1½ miles northwest of Seneca, Kan. Good 8-room house, all in cultivation. This is a fine stock and grain farm. About 150 acres can be farmed.

140 acres, ¾ miles northeast of Winfield, Kan. Fine improvements. This is the best 340-acre tract in Brown county. Price \$165 per acre.

180 acres, 4 miles northwest of Hiawatha, Kan. Large stone house. About one-half of the farm is bottom land. Some timber. Price \$160 per acre.

120 acres located near Robinson, Kan. 45 acres neatly improved, together with 40 acres lying one-half mile away. Price \$10,000.

Small Acreage

30 acres close to Kansas City interurban line, all in commercial orchard. Only \$300 per acre.

10 acres located almost on the DeKalb rock road. Neatly improved, all trees and fruit. One acre dairy land, plenty of room, running water, good barn, 4-room house. Fair terms. \$150 down, balance monthly if desired. Price, \$1,000. ¾ of a mile from Interurban.

20 acres north of city, well improved, all kinds of fruit. Savannah interurban stops at the front gate. Price, \$200 per acre.

40 acres east unimproved, 20 acres orchard. Price \$100 per acre.

40 acres north of city, almost adjoining city limits, close to rail line and rock road. Fair improvements. All kinds of fruit. Price \$800 per acre.

Owner will trade for larger farm.

We take great delight in your realty property and we want your land and city property listed with us. If you have not been able to sell or exchange your land and city property, we believe we can help you to help yourself. We buy nothing ourselves; we give our customers the benefit of every bargain we get listed. We do business on a commission basis only. No figures accepted. Our commission rates are the same to all. Remember our new location.

L. C. ARNOLD COMPANY

REAL ESTATE

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